

NOTICE OF PUBLIC HEARING*

INPUT IS REQUESTED BY THE MORGAN COUNTY PLANNING COMMISSION REGARDING THE FOLLOWING ITEM SCHEDULED FOR PUBLIC HEARING ON:

THURSDAY, OCTOBER 9, 2014 @ 6:30 PM

Morgan County Courthouse – 48 West Young Street
Council Chambers

- An ordinance changing Sections 8-2-1 "Definitions", 8-5A-2 and 8-5B-2 "Codes and Symbols", 8-5A-3 and 8-5B-3 "Use Regulations", and 8-8-1 "Scope and Authority", repealing the existing Sections and replacing them with revisions to Sections 8-2-1 "Definitions", 8-5A-2 and 8-5B-2 "Codes and Symbols", 8-5A-3 and 8-5B-3 "Use Regulations", and 8-8-1 "Scope and Authority", adding necessary definitions, revising the conditional use symbols, making changes to the "Use Regulations" tables in residential districts, and providing for the authority for review by the following:

C-1: The C-1 designation is a staff level review. These uses are generally routine and uncontested in nature, and the impact on the surrounding properties is minimal and can be mitigated with simple, inexpensive measures. The Zoning Administrator shall be authorized to review and approve, approve with additional conditions, or deny any application for a C-1 designated use. The applicant may appeal the decision of the Zoning Administrator to the Planning Commission. Further, the Zoning Administrator may, based on the potential complexity or conflict in a conditional use, forward the application to the Planning Commission/County Council for review.

C-2: The C-2 designation indicates that a review is required by the Planning Commission. These uses are generally more complex in nature, and may involve public interest and concern. The Zoning Administrator makes a recommendation to the Planning Commission for review. The Planning Commission may approve, approve with additional conditions, or deny any application for a C-2 designated use. The applicant may appeal the decision of the Planning Commission to the County Council. Further, the Planning Commission may, based on the potential complexity or conflict in a conditional use, forward the application to the County Council for review.

C-3: The C-3 designation indicates that a review is required by the County Council. These uses are those which, by nature, are complex and potentially contentious. The mitigating conditions that would apply to such uses are extensive and require the approval of the Governing Body. The application is heard first by the Planning Commission, with a staff report and recommendation by the Zoning Administrator. The Planning Commission shall forward a recommendation to the County Council with a positive recommendation, a positive recommendation with additional conditions, or a negative recommendation. The County Council then reviews the application and shall approve, approve with additional conditions, or deny the application. Appeals to County Council decisions are made as outlined in Chapter 3 of this title.

All interested citizens are invited to attend and will have the opportunity to give written and oral comment. Prior to the hearing date written comments may be sent to:

Morgan County Planning Commission
P.O. Box 886, Morgan Utah, 84050

Additional information may be obtained by contacting
Bill Cobabe, AICP, Zoning Administrator
801-845-4059 or bcobabe@morgan-county.net

*This is a 10 day notice for the first public hearing for this item as required by UCA §17-27a-205. Subsequent hearings for this item may occur at the Planning Commission or County Council with or without the 10 day noticing period.